



**MINUTES**  
**COMMISSIONERS OF BRIDGEVILLE**  
**October 12, 2020 – 7:00 P.M.**  
**BRIDGEVILLE PUBLIC LIBRARY**

A regularly scheduled meeting of the Commissioners of Bridgeville was held on October 12, 2020, at 7:00 P.M., at the Bridgeville Public Library. The following were present:

Bruce Smith	President Pro Tempore
Marlene Saunders	Secretary
Tom Moran	Commissioner
John Tomeski	Commissioner

Bethany DeBussy	Town Manager
Burke Parker	Police Chief
Dennis Schrader	Town Solicitor

Absent:	Thomas Carey	President
	Ashley Walls	Town Clerk

**Call to Order**      The meeting was called to order by Commission President Pro Tempore Smith.

The pledge of allegiance was led by Commissioner Tomeski. The invocation was given by Commissioner Saunders.

**Quorum Present**      President Pro Tempore Smith reported that a quorum was present to conduct Town business.

**Approval of Agenda**      A motion was made by Commissioner Moran and seconded by Commissioner Saunders to approve the agenda as posted. Motion adopted: 4 Yes votes, 0 No votes

**Approval of Minutes**      A motion was made by Commissioner Tomeski and seconded by Commissioner Saunders to approve the minutes from the September 14<sup>th</sup> Commission Meeting and September 28<sup>th</sup> Commission Workshop. Motion adopted: 3 Yes votes, 0 No Votes, 1 Abstain

**Correspondence**      Town Manager DeBussy stated that there is no Correspondence.

**Financial Statements**      Town Manager read the following information from the September Financial Reports:

Balance Sheet – September 30, 2020  
General Fund – \$2,866,518  
All Accounts – \$ 5,134,092, (increase of \$1,590,133 from last month)  
Accounts Receivable – \$84,838.00  
Budget Report Target – 25% (3 months into budget year)  
Income – \$2,725,029 (Income at 96% of the budget)

Expenses – \$563,681 (Expenses 21% of the budget)

Net Income – \$2,161,348

Accounts Payable

The Town paid bills totaling \$109,563 during the month of September.

Town Reports Town department reports were reviewed by the Commissioners.

Citizen's Privilege A public comment period was held and the following spoke:

George Burrows: 41 Ruddy Duck-Mr. Burrows discussed a sink hole on his property next to a storm water collection box. Mr. Burrows stated that his neighbor also has a sink hole. Mr. Burrows thanked Commission Moran and Town employees that have come to his property. Mr. Burrows stated that they had fixed the sink hole but since the rain it is back again. Commissioner Moran made a recommendation for the Town Engineer to look at it. Jason Loar, DBF, stated that he will take a look at it.

Kalissa Horn:113 First- Thanked Town Manager DeBussy for meeting with residents from District 1 and listening to their concerns. Ms. Horn also thanked the Town for getting the grass cut by the Railroad tracks. Ms. Horn stated that they have formed a small group/Action Committee on behalf of residents in District 1 and they would like to meet with Chief Parker and the new Police Officer taking over Code so they can find out what the codes are because residents have received citations and are unaware of what codes were being broken. Ms. Horn stated that the Action group is also to help the issues within District 1 and work with the Town of Bridgeville to help grow, develop and thrive. Commissioner Saunders stated that she believes this is positive engagement that they have been looking for and she has met with this action group.

Old Business There was no old business to consider.

New Business- 2020 Halloween Town Manager Debussy stated that each commissioner has copies of the State of Delaware recommended Halloween guidelines. Town Manager Debussy stated that nothing has been banned. Town Manager Debussy discussed her downtown Trunk or Treat idea with the Commissioners along with doing Traditional Trick or Treating.

Motion to approve the safe designated community trunk or treat in downtown Bridgeville in conjunction with traditional trick or treating from 6-8 PM on October 31- Moran; 2nd – Saunders; motion carried. (4-0)

New Business- Ordinance to amend the Zoning District Designation Solicitor Dennis Schrader stated that this is an Ordinance to amend the Zoning District Designation for the Lands of Bridgeville Development Co., LLC, from C-1 Commercial District to R-2 Multi-Family Residential District for a parcel of land located on the Westerly side of Seashore Highway (Delaware Route 404), containing 30.546 acres, more or less, and identified as a portion of Sussex County Tax Map Parcel TM# 1-31-15.00-24.00. Solicitor Schrader stated that this application was filed on March 30, 2020. Solicitor Schrader stated that on September 30, 2020 the Planning & Zoning Commission met, reviewed this Ordinance, had a public hearing and has recommend to the Commissions of Bridgeville that

for the Lands of Bridgeville Development Co., LLC, from C-1 Commercial District to R-2 Multi-Family Residential District for a parcel of land located on the Westerly side of Seashore Highway (Delaware Route 404), containing 30.546 acres, more or less, and identified as a portion of Sussex County Tax Map Parcel TM# 1-31-15.00-24.00

the application be granted. Solicitor Schrader discussed the procedure with the Commissioners. Solicitor Schrader stated that this application has been reviewed by Debbie Pfeil, Town's Consultant at KCI and has gone through the PLUS/LSPC review on August 8, 2020 & September 26, 2020. Joseph Calabro representative of the Developer Bridgeville Development Co., LLC and Alan Hill with Hillcrest Associates, Engineers for the Project were present. Mr. Hill stated that they are looking for a vote on the rezoning portion from C-1 to R-2. Mr. Hill stated that in the Bridgeville Comp. plan this parcel is designated as mixed use and the only way they can do a mixed use is to rezone a portion of it to R-2. Mr. Hill discussed the entire project with the Commission. Commissioner Moran asked what the price point was for each apartment. Mr. Calabro stated that they have an initiation underwriting but it's not set in stone and it depends on the unit type, but he wasn't prepared tonight to discuss that and can send that information to the Town. Commissioner Saunders asked who they are expecting to attract and how this plan fits in to the Town's Comp. Plan regarding affordable housing. Mr. Calabro stated that this will be Market Rate on both sides not affordable housing, subsidized or low income. Mr. Calabro stated that they think it will attract a wide variety of people, such as retirees and folks that work across the county. Commissioner Moran stated that he is not prepared to vote until he has his answers. Solicitor Schrader stated that this is only for the rezoning portion. Town Manager DeBussy stated that the application has not gone to Planning and Zoning or the Town's Planners yet. Commissioner Moran stated that he felt they should have come more prepared. Solicitor Schrader stated that they will talk about that later. Town Manager DeBussy stated that the Town cannot review anything else on this project until this is rezoned. Mr. Joe Conaway, Conaway Associates, stated that the schools have already seen this plan because that is part of the PLUS process and this was brought into the Town entirely commercial, they have downzoned it and R-2 is the right zoning.

The Public Hearing was opened at 8:05 PM

Ms. Patricia Correll: 421 S. Main Street- Ms. Correll just wants to make sure the Commission got a copy of the Planning and Zoning's recommendation for approval.

The Public Hearing was closed at 08:06 PM.

Commissioner Saunders stated that being an old Bridgeville resident she is concerned how these developments change the personality & demographics of the Town.

Motion to adopt the Ordinance to amend the Zoning District Designation for the Lands of Bridgeville Development Co., LLC, from C-1 Commercial District to R-2 Multi-Family Residential District for a parcel of land located on the Westerly side of Seashore Highway (Delaware Route 404), containing 30.546 acres, more or less, and identified as a portion of Sussex County Tax Map Parcel TM# 1-31-15.00-24.00– Tomeski; 2nd – Moran; motion carried. (4-0)

Vote by Roll Call: Mr. Moran, Yea; Mr. Tomeski, Yea; Mr. Smith, Yea; Ms. Saunders, Yea

- New Business-Park Update      Town Manager DeBussy stated that the meeting had to get rescheduled due to a scheduling conflict.
- New Business-Grant-in-aid/Donations      There are none.
- Introduction of Ordinances      Commissioner Moran introduced an Ordinance annexing into the Town Limits of the Town of Bridgeville 6,450 Square feet, more or less, being the lands of Donald W. Cornish.
- Good of the Order      Commissioner Tomeski stated that he would like to commend the Police Department with them helping his son and friends get home safe.
- Commissioner Smith thanked Bethany and April for their work on the Golf Tournament.
- Executive Session-Personnel      The Commissioners went into Executive Session at 8:20. The Commissioners came out of Executive Session at 9:06 PM. Solicitor Schrader stated that they discussed personnel matters while in Executive Session.
- Adjournment      A motion was made by Commissioner Moran and seconded by Commissioner Saunders to adjourn the meeting at 9:06 PM.
- Motion adopted: 4 Yes votes, 0 No votes

Respectfully submitted,

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Marlene Saunders, Commission Secretary

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Ashley Walls, Transcriptionist